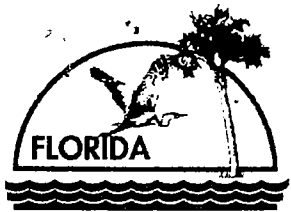


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LETTER REGARDING FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
APPROVAL OF COMMUNITY RELATIONS PLAN REVISION 2 NAS KEY WEST FL
7/12/2000
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION



Jeb Bush
Governor

Department of Environmental Protection

Twin Towers Building
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

David B. Struhs
Secretary

July 12, 2000

RECEIVED
7-26-00

Mr. Dudley Patrick, Code 5541
SOUTHDIV
Post Office Box 190010
North Charleston, SC 29419-9010

RE: Community Relations Plan Revision 2. Key West, Florida

Dear Mr. Patrick:

I have reviewed the above referenced document dated June 2000 (received June 30, 2000). Based upon team discussions, the document is acceptable for its purpose. Note, any dissolution of the Restoration Advisory Board, should be balanced by an increase in public notification efforts and the willingness of the Navy to hold public availability sessions, where warranted. In lieu of the RAB, I recommend the Navy considers implementing a quarterly newsletter detailing the IR and BRAC program activities. I am including a prototype newsletter from Homestead Air Force Base.

If I can be of any assistance in this matter, please contact me at 904/488-3935.

Sincerely,

Jorge R. Caspary, P.G.

cc: Chuck Bryan, TTNUS-Aiken
Robert Courtright, NAS Key West
Turpin Ballard, EPA-Atlanta

TJB

JJC

ESN

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Restoration Update

The Homestead Air Force Base Conversion Agency Newsletter

AFBCA Holds Public Meeting for Four Operable Units

On June 30, 1999, the Homestead Air Force Base Conversion Agency (AFBCA) held a public meeting at the Miami-Dade County Cooperative Extension Service, Agricultural Center to present the Proposed Plan for Operable Units 20/21, 30, and 31. The Proposed Plan identifies the remedies selected for the environmental restoration of the sites. In addition to presenting the Proposed Plan, Mr. Tom Bartol, environmental coordinator, AFBCA, Homestead, presented the results of the Remedial Investigations and Feasibility Studies for those Operable Units.

The preferred remedy for the contaminated soil at OUs 20/21, 30, and 31 is soil removal with off-site disposal. The preferred remedies for groundwater include groundwater monitoring for OU 20/21 and OU 31; groundwater monitoring and the evaluation of *in situ* remedial technologies (that is, treatment processes that can be carried out within the site of contamination) for OU 30. In addition to the preferred remedies, other alternatives considered for soil were no further action, institutional controls (such as fencing the area or restricting land use), and soil removal combined with soil treatment. Other

alternatives considered for groundwater were no further action, groundwater collection and treatment, and *in situ* adsorption.

Following the presentation of the Proposed Plan, public comments were accepted. Six public comments were offered at the meeting. The public comment period began on June 30, 1999 and continued through July 30, 1999. No written comments were received during that time.

After evaluating all public comments, the U. S. Air Force, in consultation with the U.S. Environmental Protection Agency, the Florida Department of Environmental Protection, and other Base Realignment and Closure (BRAC) contributing agencies, will select a final remedy for OUs 20/21, 30, and 31. The Air Force will respond to and summarize public comments in a Responsiveness Summary that will become part of the Record of Decision for OUs 20/21, 30, and 31.

All documents associated with OUs 20/21, OU 30, and OU 31 are available for public review at the Information Repository at the AFBCA offices located in Building 736 on the former Homestead Air Force Base.

Four-Site Remediation in Progress

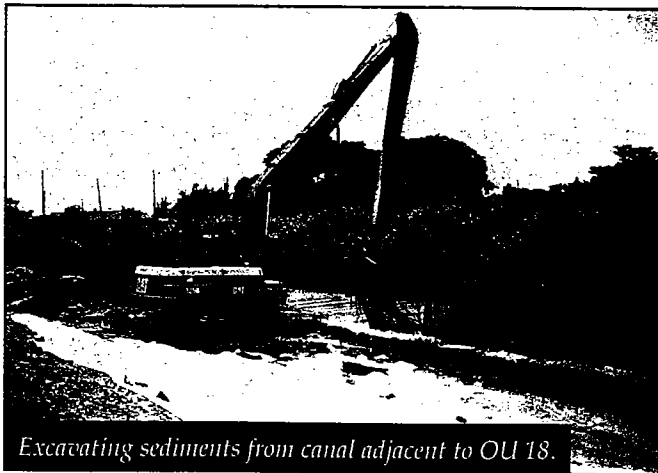
Operable Unit 18

OU 18 is the site of a former contractor storage area and construction debris landfill. In July 1999, as part of its remedial action plan for OU 18, the Air Force removed sediments containing asphalt from the canals bordering the north and west sides of the site. Although the risk assessment the Air Force performed at the site in 1997 showed those sediments did not present an unacceptable risk to human health and the environment, the Air Force committed to removing them as a potential source of contamination. Prior to any excavating or dredging, controls to protect the surface water of the canals were put in place.

In addition, landfill material was excavated from OU 18 also as part of the remedial action planned for the site. Erosion protection was placed on the sides adjoining the canal banks prior to that activity. The excavated sediments and landfill material were then placed over the existing material on site. The surface will be compacted, graded to a slope no greater than three feet horizontal to one-foot vertical, and covered with two feet of clean material. The lower 18 inches of the cover material will be limerock; the

top six inches will be material capable of supporting vegetation. All cover material will be tested to ensure it meets DERM's (Miami-Dade Department of Environmental Resources Management) clean fill requirements. A security fence and warning signs will be installed around the perimeter of the site.

(continued on page 2)



Excavating sediments from canal adjacent to OU 18.

Four-Site Remediation in Progress

Operable Unit 18 (continued from page 1)

Monitoring wells will be installed and groundwater monitoring is planned to continue at OU 18 for 30 years. With regulatory concurrence, this term may be reduced to five years following analysis of the results of the groundwater monitoring.

Operable Units 26, 28, and 29

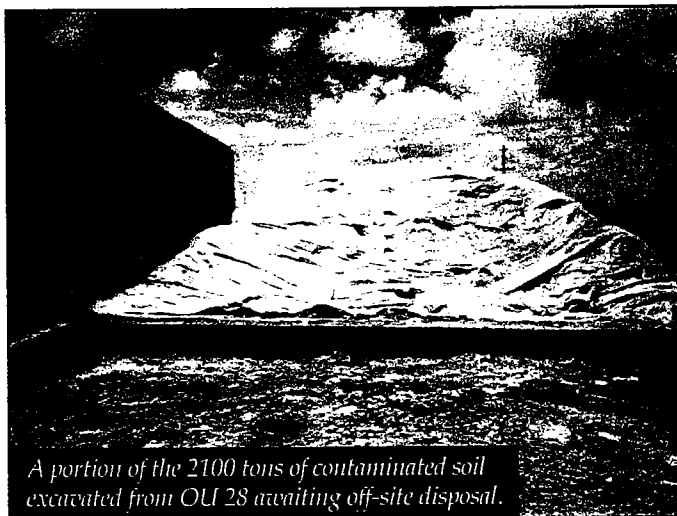
Per the December 1998 Record of Decision (ROD) for the sites, contaminated soil was excavated from OU 26, the site of a former aircraft maintenance shop; OU 28, a former

jet engine maintenance facility; and OU 29, a former avionics/aircraft ground equipment maintenance facility.

Once the contaminated soil was excavated, confirmatory soil samples were taken from the sidewalls and floor of each excavation. The confirmatory soil samples from OU 26 have been analyzed and the site has been backfilled with clean fill imported from off-site. Backfill material was analyzed for contaminants prior to bringing the material on site. The confirmatory soil samples from OUs 28 and 29 are currently being analyzed for the contaminants of concern. Following backfilling, all excavations will be regraded and seeded with grass. The stockpiled contaminated soil was characterized prior to being transported off-site for disposal at a local permitted solid waste landfill.

Also, per the sites' ROD, the Air Force performed short-term groundwater extraction at OU 26. Groundwater monitoring will continue at OU 26 to confirm that naturally occurring processes are working to reduce the remaining contamination. Site restrictions will prevent the future use of groundwater at OU 26.

As part of the four-site remedial activity, the Air Force also performed voluntary interim remedial actions (e.g., removal of soils and/or sediments) at OUs 11, 14, 16, and 22 as well as at the sites of former oil/water separators 779, 792, and 795.



A portion of the 2100 tons of contaminated soil excavated from OUI 28 awaiting off-site disposal.

Bioventing Update:

Fuel Sites SS-20/711 & 766

Remediating soil contamination via bioventing has progressed steadily at Fuel Site SS-20, former OWSs (oil/water separators) 711 and 766. The charts at right track the steady decline of the petroleum hydrocarbon concentrations from the start-up of the sites' SVE (soil vapor extraction)/bioventing systems to recent monitoring activities. Petroleum hydrocarbon concentrations are measured at vapor monitoring points. Start-up of the SVE/bioventing system at Fuel Site SS-20/OWS 711 took place in October 1997 and in December 1997 at Fuel Site SS-20/OWS 766.

The Air Force is requesting regulatory approval of its recommendation to move from the bioventing phase of the remediation at Fuel Site SS-20/711 to post-remediation monitoring. This follows the recent favorable monitoring results at the site. In March 1999, the Air Force received regulatory approval to move to post-remediation monitoring at Fuel Site SS-20/766.

The next Restoration Advisory Board meeting
will be held on September 8, 1999, at 6:30 p.m. at the
First National Bank of Homestead, 1550 N. Krome Avenue.

Fuel Site SS-20/711 • Petroleum Hydrocarbon Concentrations

October 1997	251 ppm (average - 15 vapor monitoring points)
April 1998	> 50 ppm in 5 vapor monitoring points
May 1998	System switched to bioventing only.
July 1998	> 50 ppm in 2 vapor monitoring points
October 1998	< 50 ppm in all vapor monitoring points
March 1999	< 50 ppm in all vapor monitoring points

>greater than; <less than; ppm - parts per million

Fuel Site SS-20/766 • Petroleum Hydrocarbon Concentrations

December 1997	1236 ppm (average - 12 vapor monitoring points)
February 1998	> 50 ppm in 3 vapor monitoring points
May 1998	> 50 ppm in 1 vapor monitoring point
June 1998	System switched to bioventing only.
November 1998	> 50 ppm in 1 vapor monitoring point
February 1999	< 50 ppm in all vapor monitoring points
March 1999	Begin post-remediation monitoring.

Remediation Work Complete

Fuel Sites SS-20/990 and SS-20/996

The Florida Department of Environmental Protection (FDEP) has approved the Air Force recommendation of no further action for Fuel Site SS-20, former Buildings 990 and 996. FDEP is the lead regulatory agency for sites with petroleum contamination at the former Homestead Air Force Base.

That no further action request was based on the analytical results from the last two consecutive quarters of the ten quarters groundwater was monitored at the sites. No compounds above Florida Administrative Code Chapter 62-770 Groundwater Cleanup Target Levels were detected for those two consecutive quarters. The Air Force will close the remaining monitoring wells at the sites per State of Florida guidelines. Buildings 990 and 996 comprised the former base hospital.

Operable Unit 6

The Air Force has completed the second year of the semi-annual groundwater monitoring program for OU 6, the site of a former aircraft washrack area. Groundwater monitoring was part of the selected remedy for OU 6 as documented in the site's 1997 Record of Decision (ROD). All Remedial Action Objectives of the ROD have been met; no analytes have exceeded groundwater standards for over one year. Therefore, in accordance with the ROD, the Air Force recommended groundwater monitoring be discontinued at OU 6 and requested that no further action without restrictions be approved for the site. Contaminants have been reduced to levels that are protective of human health and the environment. The regulatory agencies agreed with the Air Force request.

Comprehensive Basewide Study Continues

The AFBCA's basewide study of the status of all ASTs, USTs, and OWSs (aboveground storage tanks, underground storage tanks, and oil/water separators) continues. This is an effort to account for the status of those tanks and oil/water separators on former Homestead AFB property as well as on Air Force Reserve Command (AFRC) property and to verify that Air Force, State of Florida, and Miami-Dade County records are in agreement.

"The Air Force initiated this project to ensure future property owners can have confidence in the status of any tanks or oil/water separators on base property,"

said Tom Bartol, environmental coordinator, AFBCA, Homestead. "We have successfully removed and closed these tanks and oil/water separators and are now committed to confirming the records accurately reflect our actions."

Homestead AFB/AFRC sites	USTs	ASTs	OWSs
Historic Totals	260	157	46
Received regulatory approval for closure	181	102	33
Removed/awaiting regulatory approval for closure	68	11	5
Currently in use	11	44	8

current as of July 30, 1999

Homestead BEC Receives Prestigious Alan K. Olsen Award

Tom Bartol, Base Realignment and Closure environmental coordinator (BEC) for the former Homestead Air Force Base – as well as for Norton AFB and Chanute AFB – received the top honor at the AFBCA's (Air Force Base Conversion Agency) Third Annual Awards Ceremony. This annual award is a tribute to Mr. Alan Olsen, director of the Air Force Base Conversion Agency from 1993 until 1996. Mr. Olsen pioneered the commercial reuse of closed bases.

In receiving the award, Mr. Bartol was recognized for his significant contributions to the base closure process. Mr. Dale Jackson, program manager of AFBCA's Division D, notes Mr. Bartol's "unselfish commitment to getting the job done." Accomplishments acknowledged at the awards ceremony include Mr. Bartol's exemplary partnering and leadership skills.

Before retiring as a Lieutenant Colonel in the Air Force in 1992, Mr. Bartol served as a civil engineering officer in the Air Force including 12 years in environmental engineering. Mr. Bartol was an environmental consultant specializing in investigation and remediation of hazardous waste sites for three years before returning to the Air Force in 1995 as BEC at Norton AFB. Mr. Bartol added Homestead AFB to his responsibilities as environmental coordinator in 1997. As environmental coordinator, Mr. Bartol is in charge of the environmental restoration of former base property in preparation for its transfer for reuse.

Documents are available at the Information Repository in the AFBCA offices, Building 736, on the former Homestead Air Force Base. Please phone WPI, Inc. at 305/258-0530 if you would like to review documents.

- Operable Unit (OU) 18 Final Remedial Action (RA) Work Plan
- OU 20/21, 30, 31 Draft Record of Decision
- OU 26, 28, 29 and Interim Remedial Actions, Final RA Work Plan
- Fuel Site SS-15B Year 1 Quarter 3 RA Status Report
- Fuel Site SS-20/711 Year 2 Quarter 1 RA Monitoring Report
- Fuel Site SS-20/766 Year 2 Quarter 1 Post RA Monitoring Report

RECENTLY ISSUED DOCUMENTS

Points of Contact

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Regulatory Agencies

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**Florida Department of
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Jorge R. Caspary, P.G. *Remedial Project Manager*
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**Miami-Dade Department of
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James A. Carter
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Fax: 305/372-6729

This newsletter was prepared by WPI, Inc. of Cambridge, MA, under contract with the Air Force to inform the community of the progress of the environmental cleanup at Homestead Air Force Base. Your questions and comments regarding the remediation activities at Homestead Air Force Base are welcomed. If you have comments, would like to be added to the Homestead AFBCA mailing list, or have an address change, please send your correspondence to AFBCA/DD Homestead, Attn. WPI, Inc., 29050 Coral Sea Boulevard, Box 36, Homestead ARS, FL 33039-1299.

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AFBCA/DD Homestead

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